



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 26, 2017
AGENDA DATE: February 1, 2017
PROJECT ADDRESS: 1932 Mountain Avenue (MST2016-00445)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Irma Unzueta, Acting Senior Planner *[Signature]*
 Betsy Teeter, Planning Technician II *[Signature]*

I. PROJECT DESCRIPTION

The 4,950 square foot project site is currently developed with a one story, 816 square foot single-family residence. The proposed project is to construct a new 405 square foot two-car garage. The project will address violations identified in a Zoning Information Report (ZIR2014-00058).

The discretionary application required for this project is an Open Yard Modification to allow the reduction of the required 20 foot minimum dimensions for measuring an open yard (SBMC § 28.15.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to the findings and conditions in Section V of this Staff Report.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Xavier Cobiani	Property Owner: Denise Easton
Parcel Number: 043-112-016	Lot Area: 4,950 sq. ft.
General Plan: Low Density Residential (Max 5 du/acre)	Zoning: R-1
Existing Use: Single Family Residence	Topography: 3 % slope

Adjacent Land Uses:

North – Single Family Residential
South – Single Family Residential

East - Single Family Residential
West – Single Family Residential

B. **PROJECT STATISTICS**

	Existing	Proposed
Living Area	816 sq. ft.	No change
Garage	None	408 sq. ft.
Accessory	128 sq. ft.	None

C. **PROPOSED LOT AREA COVERAGE**

Building: 1,331 sf 27% Hardscape: 2,819 sf 57% Landscape: 800 sf 16%

IV. **DISCUSSION**

A permit was issued in 1957 for a one vehicle open garage (carport) which was subsequently removed without a permit or provision of a replacement covered parking space. The removal of the carport eliminated the one required covered parking space. The owner is proposing to construct a new two car garage which will be located at the rear of the lot, outside of the setbacks. In order for the garage to be located outside of the required setbacks, the owner is requesting an Open Yard Modification to allow the open yard area to be non-conforming to the required 20 feet by 20 feet minimum dimensions. The Zoning Ordinance requires 1,250 square feet of open yard area, which may be provided in multiple areas with minimum dimensions of 20 feet by 20 feet.

The property currently conforms to the open yard requirements which includes a portion of the rear yard area where the proposed garage will be located. The proposal would still provide 1,306 square feet of open yard; however, the required 20 feet by 20 feet minimum dimensions at the northwest portion of the lot will be reduced to 17 feet in width due to the location of the garage.

The property is undersized for the R-1 Zone, at approximately 5,000 square feet, instead of the 6,000 square feet required today. Staff is in support of the Open Yard Modification due to the undersized R-1 lot, and because the remaining open yard would still be useable, thus fulfilling the intent of the open yard requirement. In addition, the Modification allows for the construction of a conforming garage.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The Modification to allow a portion of the open yard to be less than the minimum required dimensions is appropriate given the relatively small lot size and because the open yard would continue to be useable, fulfilling the intent of the open yard requirements and allows for the construction of conforming covered parking

Said approval is subject to the following conditions:

1. The detached storage sheds in the rear yard will be removed from the site.

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated September 13, 2016

Contact/Case Planner: Betsy Teeter, Planning Technician II
(bteeter@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 4563



City of Santa Barbara California

***** SEPARATELY DISTRIBUTED SITE PLAN *****

Exhibit A: This site plan for this Staff Report has been distributed separately. A copy of the Staff Report, site plan, and exhibits/attachments are available for viewing at the Planning and Zoning Counter at 630 Garden Street, Santa Barbara, CA between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday.

Please check the City Calendar at www.SantaBarbaraCA.gov to verify closure dates.

EXHIBIT A



RECEIVED
SEP 22 2016

CITY OF SANTA BARBARA
PLANNING DIVISION

HOME DESIGNS & ASSOCIATES

236 N. Milpas St. Santa Barbara, CA 93103 (805) 280-1480

Xavier F. Cobiani
236 N. Milpas St.
(805) 280-1469

September 13, 2016

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

Re: Modification Request for: 1932 Mountain Ave; 043-112-016; R-1

Dear Staff Hearing Officer:

Currently there is a Single story house (875 sq. ft.) with side entry and a rear uncovered deck, on a small lot (4,950 sq. ft.) with detached sheds in rear yard (approx. 6'x 8') and (approx. 10'x 8') that are encroaching in the interior setbacks, and lot does not have any covered parking. According to the City building files the last permitted carport was removed without a permit. The proposal is to build a 2-Car garage (405 sq. ft. net) in the rear yard on the eastern side of the lot, and to remove the sheds. Resulting in compliance of the 2 covered parking required by zoning.

The modification being requested is to waive the 20' minimum dimension requirement for calculation the Open Yard Area requirement. This will allow the proposed garage to meet the interior/rear setback requirements and will allow for most of the rear yard to be counted as "Open Yard" and will result in satisfying the open yard requirements as well as the required covered parking. Our justification for this modification is that most neighbors have Garages in their rear yard. Also the Transportation department has waived the turnaround requirement for driveways longer than 60' since it's a small lot.

The benefits of this project is that it will provide the homeowners with covered parking in their lot and they will not need to park in their driveway where their car has been vandalized in the past by college kids. It will provide them with an enclosed covered parking that will protect their cars. Also the benefits of the modification are that it will allow us to meet all other zoning requirements including all setback requirements that were not met before by the carport that was 3ft from the property line.

Sincerely,


Xavier F. Cobiani

HOME DESIGNS AND ASSOCIATES 236 N. MILPAS ST. SANTA BARBARA CA, 93103 (805) 280-1480

EXHIBIT B